

Chapter 15.04

Commerce Chs. 75--79	Existing Buildings
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STATE CODES ADOPTED

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15.04.010 Authority.

These regulations are adopted under the authority granted by Chapters 60, 61, 62, 66 and 101 of Wisconsin Statutes. (Ord. dated 5/11/95 (part): prior code § 14.015(1))

15.04.020 Purpose.

The purpose of this code is to promote the health, safety and general welfare of our community. (Ord. dated 5/11/95 (part): prior code § 14.015(2))

15.04.030 Scope.

This title applies to all dwellings, commercial buildings/structures, swimming pools, garages, structures, buildings, and residential accessory buildings. Not included are children’s play structures. (Ord. dated 5/11/95 (part): prior code § 14.015(3))

15.04.040 Adoption of codes.

The following chapters of the Wisconsin Administrative Code are adopted by reference as if fully set forth herein:

Commerce Ch. 16	Electrical
Commerce Chs. 20--25	Uniform Dwelling
Commerce Chs. 50--64	Building and Heating, Ventilating and Air Conditioning
Commerce Ch. 70	Historic Buildings
Commerce Chs. 81--87	Plumbing

(Editorially amended during 2001 codification: Ord. dated 5/11/95 (part): prior code § 14.015(5))

15.04.050 Scope of Uniform Dwelling Code expanded.

The Wisconsin Uniform Dwelling Code, WAC Comm. Chs. 20--25, is the standard for construction of the following:

A. Additions, alteration and major equipment replacements for one and two family dwellings built prior to June 1, 1980;

B. Detached garages greater than two hundred (200) square feet serving one- and two-family dwellings. Grade beam slabs are required for private, residential garages with a continuous floating slab of reinforced concrete shall not be less than four inches in thickness. Reinforcement shall be a minimum of six inch by six inch wire. The slab shall be provided with a thickened edge all around eight inches wide and eight inches below the top of the slab. (Excepted are “frost free footings” for detached residential accessory building) WAC Comm Ch. 22 shall not apply.

C. Other detached accessory buildings. Concrete slabs, frost-free footings, etc. are not required, but if they are installed, they shall follow subsection B of this section and/or WAC Comm Ch. 21. (Editorially amended during 2001 codification: Ord. dated 5/11/95 (part): prior code § 14.015(6))

15.04.051 Residential building sizes.

A. The required building size for new residential dwellings shall be as follows:

1. Single-family one-story homes shall have not less than the following main ground floor areas:

a. One-bedroom	1,200 sq. ft.
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b. Two-bedroom	1,300 sq. ft.
c. Three bedroom	1,400 sq. ft.
d. Four or more bedrooms	1,500 sq. ft.

2. One and one-half and two-story single-family homes shall have not less than one thousand two hundred (1,200) square feet of main floor coverage.

3. Single-family split-level homes with three bedrooms or less shall have not less than one thousand four hundred (1,400) square feet of main floor coverage.

4. Single-family split-level homes with four or more bedrooms shall have not less than one thousand four hundred (1,400) square feet of main floor coverage.

5. In measuring square footage for a split-level residence, all areas, without a living area beneath shall be used in computing the first-floor area. Garages and breezeways shall not be included in any computation.

6. Duplexes and multiple-family (more than two-family units) with a full basement shall provide not less than one thousand (1,000) square feet of core living area per family exclusive of hallways, stairways, mechanical rooms, porches, decks, sheds, garages and carports.

7. Duplexes and multiple-family without basements (more than two-family units) shall provide not less than one thousand two hundred (1,200) square feet of core living area per family exclusive of hallways, stairways, mechanical rooms, porches, decks, sheds, garages and carports. (Ord. dated 11/14/02)

15.04.060 Violation--Penalty.

Except as otherwise provided, any person found to be in violation of any provision of this title shall be subject to a penalty as provided in Chapter 1.20 of this code. (Prior code § 14.05)